



**DEVON &
SOMERSET**
FIRE & RESCUE SERVICE

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Your Ref:
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Website: www.dsfire.gov.uk

Date: 17 July 2020
Please ask for: Peter Tobin
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Telephone: 01752 333600

Dear Sir

**The Building (Approved Inspectors etc) Regulations 2010
Consultation between Approved Inspector and the Fire and Rescue Authority**

Application/Reference No.	C211721
Plan Number(s)	CCP-OG-FO-01(C) - Proposed C211721 - Building Regulation Report
Correspondence Date	16 July 2020
Address of Premises	Oceansgate, Saltash Road, Plymouth, PL1 4SG
Proposal	2 storey internal fitout works to Oceansgate phase 2 building 1.6 The installation of mezzanine block partitions to the ground floor to form workshops and welfare areas. The plasterboard partitions to form teaching rooms, staff office and welfare area. This includes associated M & E Works.
<p>The above application has been considered, and the Fire and Rescue Authority wish to make observations in relation to the Building Regulations and in connection with the Regulatory Reform (Fire Safety) Order 2005. These observations are detailed in the attached Appendix.</p> <p>On completion of works, as the premises are subject to the Regulatory Reform (Fire Safety) Order 2005, a Final Certificate will be required by the Fire and Rescue Authority.</p>	

Yours faithfully

**Peter Tobin
Business Safety Officer**

Tel. 01392 872200

Chief Fire Officer Lee Howell QFSM FIFireE

Appendix for Application/Reference No. C211721

The Building (Approved Inspectors etc) Regulations 2010

Address of Premises	Oceansgate, Saltash Road, Plymouth, PL1 4SG
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The Fire and Rescue Authority wish to make the following observations in relation to the Building Regulations:

The proposals have been considered and the Fire and Rescue Authority would agree that the particular standard being used seems appropriate to the application and that the submitted plans would appear to satisfy the Building Regulations 2010 Schedule 1 Parts B1, B2, B3, B4 and B5.

These recommendations are based solely on inspection of the submitted drawings; no visit has been made to the premises. I cannot accept responsibility for any errors or omissions that may be occasioned by inaccuracies in the drawings.

The comments within your report are noted.

In addition:

Means of Escape

Please confirm that the doors, located within the fire rated partitions at first floor level, are FD30(S) doors.

As the right hand staircase forms part of the escape strategy, the doors at first floor level should open in the direction of egress as they may be used by more than 60 persons.

Regulatory Reform (Fire Safety) Order 2005

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The following recommendations are those that the Fire and Rescue Authority considers are likely to be required to comply with the requirements of the Regulatory Reform (Fire Safety) Order 2005:

During the course of the proposed alterations, the existing fire precautions with which the building is provided should be maintained or if this proves impracticable some alternative arrangement should be provided as an interim measure. Such interim measures are to be agreed with the Building Control Authority and Fire and Rescue Authority prior to works commencing.

Observations on other fire safety measures (fire-fighting equipment, fire routines, staff training etc) considered best practice under the Regulatory Reform (Fire Safety) Order 2005.

The Regulatory Reform (Fire Safety) Order 2005 would appear to apply to these premises. This legislation makes provision for minimum fire safety standards and places upon the 'Responsible Person' a personal duty to comply with its requirements.

In general the legislation requires the responsible person to:

- Assess the fire risks in the premises (either as part of the general review of health and safety risks, which should already be routinely carried out or as a specific exercise).
- Check that a fire can be detected in a reasonable time and that people can be adequately warned.
- Check that people who may be within the premises can get out safely.
- Provide reasonable means for fighting fire.
- Check that those in the building know what to do if there is a fire.
- Check and adequately maintain all fire safety equipment and/or routines associated with the premises.

Information on how to carry out a fire risk assessment has been published by HM Government in the form of a series of Fire Safety Risk Assessment Guides for different uses of premises. They are available for free download at <https://www.gov.uk/workplace-fire-safety-your-responsibilities> or can be purchased at bookshops.

Means of Escape

All doors fitted with emergency exit devices (horizontal push bars or push pads) should have the method of operation clearly indicated and provided with a sign conforming to the Health and Safety (Safety, Signs and Signals) Regulations 1996.

The 'Responsible Person' should incorporate arrangements for the safe evacuation of persons with mobility difficulties or sensory impairments, into the fire evacuation procedures for the premises. Reference should be made to 'Means of Escape for Disabled People' a supplementary guide to the Fire Safety Risk Assessment series available for free download at <https://www.gov.uk/workplace-fire-safety-your-responsibilities> that provides additional information on accessibility and means of escape for disabled people. Specialist advice on this matter can also be sought from the Disability Rights Commission <<http://www.drc-gb.org>>.

Fire Detection and Warning

The fire alarm should be tested every week. A different call point should be operated each week to ensure that over a period the entire system is tested. In addition, quarterly, annual and other tests are required. You should arrange a maintenance contract with the installer or contractor.

The fire warning system should be commissioned by a competent person, e.g. having membership of NICEIC (National Inspection Council for Electrical Installation Contracting); or BAFE approved (British Approvals for Fire Equipment); or equivalent.

False alarms from automatic fire detection systems are a major problem and result in many unwanted calls to the fire and rescue service. An excessive number of false alarms from an automatic fire detection system may be an indication of a failure to comply with fire safety law. When specifying and designing the appropriate fire alarm system for this premises account should be taken of false alarms. Technical advice and guidance can be found in the HM Government Fire Safety Risk Assessment Guides and the British Standards - BS 5839 Parts 1 and 6.

Visual warning devices, linked to the fire alarm, should be provided in all sanitary accommodation.

Escape Lighting

The existing emergency escape lighting system should be modified or replaced if necessary to conform to the requirements of BS 5266-1.

The emergency escape lighting system (as extended / modified) should be installed and commissioned by a competent person, e.g. having membership of a professional organisation such as NICEIC (National Inspection Council for Electrical Installation Contracting) or ECA (Electrical Contractors Association) or equivalent.

Firefighting Equipment

Portable fire-fighting equipment conforming to BS EN3 should be provided. It should be selected, installed and maintained in accordance with BS 5306.

Fire Routine, Staff Training and Maintenance

All relevant persons in the premises should be trained in the actions to take in the event of a fire.

Records of all training, testing and maintenance of equipment should be kept and be available for inspection.

The escape lighting, fire warning system and fire-fighting equipment should all be maintained and tested to the relevant British standard and the results of such tests recorded. It is recommended that a maintenance contract be taken out with a qualified contractor in order to ensure the fire safety systems are being regularly serviced.

Regulation 38

Regulation 38 - Building Information Relevant to Fire Risk Assessment

Under Regulation 38 of the Building Regulations and the Building Approved Inspectors (etc) Regulations 2010, it is a requirement to supply information relating to the design and construction of the building or extension and the services, fittings and equipment provided in or in connection with the building, which will assist the responsible person to operate and maintain the building with reasonable safety. Such information should be kept and incorporated with the Fire Risk Assessment (where appropriate) and be available to the Inspecting Officer when the premises are subjected to a Fire Safety Audit under the Regulatory Reform (Fire Safety) Order 2005.